Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/1 Henry Street, Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $790,000 & $840,000

Median sale price

Median price $874,500 Property Type Unit Suburb Highett

Period - From 27/08/2025 to 25/02/2026 Source pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
206/30 Munro Av, Cheltenham Vic	$875,000	22/01/2026
301/215 Chesterville Rd, Moorabbin Vic	$815,000	10/01/2026
120/216 Bay Rd, Sandringham Vic	$825,000	12/12/2025

This Statement of Information was prepared on: 27/02/2026